

AGENDA ITEM NO.



COUNTY OF HUMBOLDT

For the meeting of: July 16, 2012

Date: July 11, 2012

To: Board of Supervisors

From: Martha Spencer, Interim Director, Planning and Building Department

Subject: Board Review of the Planning Commission Approved Draft General Plan, Chapters 1, (Introduction), 2, (Public Guide), 3 (Governance) and 4 (Land Use)

RECOMMENDATIONS:

That the Board of Supervisors:

1. Open the public hearing and receive a staff report.
2. Receive public comments.
3. Continue the public comment period to 6:00 p.m.
4. Begin deliberation on Chapters 1, 2, 3 and 4 of the Draft General Plan.
5. Allow a dinner break and resume the meeting at 6:00 pm.
6. Continuation of public comments.
7. Close public comments.
8. Continue deliberation and straw votes on Chapters 1, 2, 3 and 4 of the Draft General Plan.
9. Continue the public hearing to July 23rd.

Prepared by _____
Martha Spencer, Interim Director, Planning and Building

CAO Approval _____

REVIEW:

Auditor _____ County Counsel _____ Personnel _____ Risk Manager _____ Other _____

TYPE OF ITEM:

_____ Consent
 _____ Departmental
 XX _____ Public Hearing
 _____ Other _____

PREVIOUS ACTION/REFERRAL:

Board Order No. H-2, D-1, C-1, L-1

Meeting of: June 12, June 18, June 25, and July 10, 2012

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor _____ Seconded by Supervisor _____

Ayes _____
 Nays _____
 Abstain _____
 Absent _____

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: _____

By: _____

Kathy Hayes, Clerk of the Board

SOURCE OF FUNDING:

The cost of preparing this staff report was borne by the General Fund through the Planning and Building Department – Advance Planning Division's FY 2012-2013 budget and the General Plan user fees.

DISCUSSION:

At the July 10, 2012 meeting, the Board continued the public hearing process on the Planning Commission's approved Draft Plan, primarily to determine the Board's Key Issues List, or "short list" for policy review of the Draft Plan. The Board had requested that staff return with an analysis of the public's recommendation for additions to the "short list" considering Planning Commission final votes, level of controversy during the meetings, public comment received by the Planning Commission, and requirements of state law. This was provided as Attachment B for the July 10th Board report. As a result of staff's analysis, a priority ranking of 1 (most compelling), 2 (moderately compelling) and 3 (least compelling) was assigned for each item requested to be added to the short list.

Staff recommended that those items with a priority ranking of 1 and 2 (as illustrated by a revised Attachment C distributed during the Board meeting) be placed on the Key Issues List for Board review. The Board concurred with this recommendation along with four additional items. These items included:

- The Guiding Principles
- G-P8 (Governance)
- GP-P7 (Growth Planning)
- New Implementation Measure in the Governance Chapter for annual review of new technology as it relates to public participation and notification

Attachment A reflects the updated Board approved Key Issues List. It was also noted that while this list will be used as a guideline to assist the Board in focusing its discussions, it will not preclude consideration of other items during the Board's deliberations. It is recommended that if a Board member wishes to add an item, it should occur at the meeting prior to the topic for discussion in order for increased public notification.

The Board also discussed the proposed process and timeline for Board review of the Draft General Plan. The July 16th meeting is scheduled to extend into the evening to allow for increased public participation. The item is scheduled to begin at 1:30 in the afternoon and allows for a dinner break from 4:30 to 6:00, with an anticipated ending time of 9:00pm. The Board anticipates taking public comments in the afternoon session, and then continuing the public comments for the evening session for those that were not able to provide comments during the afternoon session.

Also, because of the addition of 26 items for the meeting of July 16th, the Board concurred with staff's recommendation to reduce the amount of material to be deliberated on and "split" this meeting into two dates. Attachment A also outlines a revised Board review schedule to reflect this change, detailing dates that specific sections of the Draft Plan are proposed for review. Attachment B outlines the "straw voting" review process proposed to be utilized by the Board as they work through the Key Issues List.

FINANCIAL IMPACT:

Awarded grants, General Plan user fees, and the General Fund contribution to the Advanced Planning Division has paid for the costs of the General Plan Update Program to date.

This project fits into the County's Strategic Framework in several ways.

- The project is consistent with the Mission Statement; the General Plan Update will serve the needs and concerns of the community, and enhance their quality of life. It provides a framework for strategically pursuing a broad range of services provided by the County and other agencies, and guiding new development toward the goals presented in the Plan.
- The General Plan Update supports the self reliance of the community by clarifying County policy and regulations in a broad number of subject areas, and presenting them in a format that is easy to understand and available on the internet.
- The General Plan Update will safeguard the public trust by establishing clear County policy and regulations guiding new development.
- The proposed implementation measures of the General Plan Update ensure its sustainability over time.
- The General Plan Update increases the transparency, accessibility, and accountability of the services provided by the County by establishing clear roles and procedures, using language that is easy to understand and available on the internet. The General Plan Update promotes interjurisdictional and regional cooperation.
- The General Plan Update is intended to be "an effective voice for our community in areas outside traditional mandates". The General Plan Update includes provisions for public involvement that extend far beyond the requirements of state law. Public involvement encouraged by the General Plan Update will include discussions of natural resource and the County's economic future. The General Plan Update also intends to engage new partners through its implementation measures.

OTHER AGENCY INVOLVEMENT:

The General Plan Update program has been a multi-year project. Multiple agencies have been involved in the review and preparation of the Planning Commission approved Draft General Plan. The County has been in communication with the Planning Commissioners, County Counsel and the County Administrator's office on the transmittal of these draft documents.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Board's discretion.

ATTACHMENTS:

Attachment A Board Approved Key Issues List and Review Schedule

Attachment B Board Review Process for the Draft Plan

Attachment A

Board Approved Key Issues List for policy review by the Board
and Revised Review Schedule

July 16, 2012

**Board Approved Key Issues List for policy review by the Board
July 16, 2012**

July 16th Board meeting:

Chapter 1, Introduction

- Section 1.2 Purposes of a General Plan
- Section 1.7 Population
- Guiding Principles

Chapter 2, Public Guide

- Narrative (Public Guide)
- Section 2.5, Key Terms

Chapter 3, Governance

- Narrative (Background, page 3.3)
- GP-Gx1. Accessible General Plan
- GP-P4. Community Development Services Role
- GP-P8. Required Findings and Criteria for Amendments
- GP-P10. Public Participation
- GP-P11. Accessibility
- GP-S4 Public Education
- GP-IM1. Progress Reports
- GP-IM3. Update Schedule
- GP-IM5. Meaningful Participation
- GP-IM13. Customer Service Training and Satisfaction
- GP-IM16. Citizen Handbook
- GP-IMX? New Implementation Measure for annual review of technology improvements as it relates to public participation and notification

Chapter 4, Land Use Element

Section 4.2, Growth Planning

- GP-P6. Use of On-site Sewage Systems within Urban Development Areas
- GP-P7. Connections to Public Water Systems
- GP-P10. Conversion of Resource Lands
- GP-S9. Urban Reserve

Section 4.3 Urban Lands

- UL-P9. Historic Structures
- UL-S1. Allowed Uses in Mixed-Use Areas

Section 4.4 Rural Lands

- RL-G1. Rural Residential Development
- RL-IM1. Inventory of Rural Residential Lands

July 16th Board meeting:

- **Chapters 1, 2 and 3, Setting/Governance
Chapter 4, Land Use Element, Sections
4.2 – 4.4
*Extend into an evening meeting**

Key

- Items added at the July 10, 2012 by Priority ranking
 - Items from the June 25, 2012 Key Issues List
- Note:** Additional Items added by the Board at the July 10, 2012 meeting are underlined

Please note that the Board will address these items on the date specified as time allows. It is possible the Board may move certain items to a future meeting.

July 23rd Board meeting
(continued deliberation from July 16th):
Chapter 4: Land Use Element

July 23rd Board meeting:

- **Chapter 4, Land Use Element, Sections 4.5 – 4.8**

Section 4.5 Agricultural Resources

- AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands
- AG-S2. Agricultural Grazing (AG) Land
- AG-S4. Planned Rural Development Program Clustering Incentive Options,

Section 4.6 Forest Resources

- FR-P2. Timber Harvest Plan Review
- FR-P3. Timber Management Regulations
- FR-P8. Protection of High Quality Timberlands
- FR-P9. Residential Construction on TPZ Zoned Parcels
- FR-P10. Substandard Lots and TPZ Rezoning
- FR-P15. Conservation Easements and Management
- FR-P17. Forestland-Residential Interface (FRI)
- FR-P19. Maintain Public Roads
- FR-S2 Forestland-Residential Interface (FRI)
- FR-IM3. Support Voluntary Conservation Programs
- FR-IM4 Merger Ordinance Revisions
- FR-IMxx. Substandard Lots

Section 4.7 Public Lands

- PL-P2. In-holdings
- PL-P7. Public Access

Section 4.8 Land Use Classifications

- UR/ - Urban Reserve Land Use Designation
- AG - Agricultural Grazing Land Use Designation
- AGR - Ranchlands Land Use Designation
- IT - Industrial Timberland Land Use Designation
- T – Timber Land Use Classification (houses as primary versus compatible use)

August 13th Board meeting:

Chapter 5, Infrastructure

- IS-P17. Law Enforcement
- IS-S4. Subdivisions Outside of Fire District Boundaries
- IS-S5. Other Development Outside of Fire District Boundaries
- IS-IM16. Sheriff's Office Funding Sources

Chapter 6, Telecommunications

- T-IM15. Research Possible Monitoring Policy

Chapter 7, Circulation

- C-G2. Balanced Transportation Opportunities
- C-P1. Orderly Development
- C-P2. Consideration of Land Uses in Transportation Decision Making
- C-P3. Consideration of Transportation Impacts in Land Use Decision Making
- C-P4. Mitigation Measures
- C-P11. Roadway Functional Classifications
- C-P14. Efficiency and Capacity
- C-P23. Public Transit Service
- C-P34. Bicycle Facilities
- C-P35. Development of Railroad Right-of-Ways for Bicycles and Pedestrians
- C-P42. Re-establishing Regional Rail Service
- C-S3. Traffic Thresholds of Significance
- C-IM5. Roadway System Construction
- C-IM6. Coordination with the Division of Environmental Health
- C-IM10. U.S. Highway 101 Safety Corridor Improvements

Chapter 9, Economic

- ED-P6. Large Format Retail
- ED-S2. Large Format Retail
- ED-IM7. Large Format Retail

August 13th Board meeting:

- **Chapter 4, Land Use Element (cont'd),**
- **Introduction of Building Communities**
 - **Chapter 5, Infrastructure,**
 - **Chapter 6, Telecommunication,**
 - **Chapter 7, Circulation' and**
 - **Chapter 9, Economic Development:**

August 20th Board meeting:

Chapter 10, Conservation and Open Space

Section 10.2, Open Space

- CO-G5. Open Space and Residential Development
- CO-P4. Greenbelts
- CO-P7. Encourage Private Outdoor Recreation

Section 10.3, Biological Resources

- BR-P8. Oak Woodlands.
- BR-S5. Streamside Management Areas Defined
- BR-S7. Development within Streamside Management Areas
- BR-S10. Development Standards for Wetlands and Other Wet Areas
- BR-IM3. Biological Review and Referral.

Section 10.4, Mineral Resources

- MR-P11. Permit Conditions to Reduce Impacts

Section 10.6, Cultural Resources

- CU-S5. Assessment and Treatment of Impacts to Significant Historic Structures and Districts

Section 10.7, Scenic Resources

- SR-P8. Removal or Relocation of Billboards on Public Lands and Right-of-Ways in the Northwestern Pacific Railroad Right-of-Way
- SR-P9. Removal of Illegal Billboards
- SR-SXX. Permits for Billboards

Chapter 11, Water Resources

- WR-G8. Restoration of Impacted River Flows
- WR-P25. Compliance with Water Code Export Law

Chapter 12, Energy Resources

- E-P11. Energy-efficient Landscape Design

August 20th Board meeting:

- **Building Communities (continued)**
- **Chapter 10, Conservation & Open Space**
- **Chapter 11, Water Resources, &**
- **Chapter 12, Energy**

September 10th Board meeting:

Chapter 13, Noise

- N-G2. Incompatible Land Uses
- N-P2. Guide to Land Use Planning
- N-IM7x. Noise Control Ordinance

Chapter 14, Safety

- S-P21. Development Compatibility
- S-P22. Airport Land Use Compatibility Criteria
- S-P26. Hazardous Waste
- S-Imx4. Impervious Cover Limits

Chapter 15. Air Quality:

(No split votes on this chapter therefore there are no items on the Key Issues List)

Residual Policy Decisions – Split Votes

September 10th Board meeting:

- **Continuation of:**
 - **Chapter 10, Conservation & Open Space**
 - **Chapter 11, Water Resources, &**
 - **Chapter 12, Energy**
- **Chapters 13, Noise,**
- **Chapter 14, Safety, &**
- **Chapter 15, Air Quality**

September 17th Board meeting:

Land Use Maps
Community Plan Policies

September 17th Board meeting:

- **Land Use Maps**
- **Community Plan Policies**
- ***Extend into an evening meeting**

Policy abbreviations

AG - Agricultural Resources
 BR - Biological Resources
 C - Circulation element
 CO - Conservation and Open Space
 CU - Cultural Resources
 E – Energy Element
 ED - Economic Development Element
 FR - Forest Resources
 IS - Infrastructure and Services Element

MR - Mineral Resources
 N - Noise Element
 PL - Public Lands
 RL - Rural Lands
 SR - Scenic Resources
 S - Safety Element
 T - Telecommunications
 UL - Urban Lands
 WR - Water Resources

Attachment B

Proposed Board of Supervisors Review Process

Proposed Board Review (Straw Vote) Process:

Step 1. Receive staff report.

- Ask questions of staff for clarification (as necessary).

Step 2. Open the meeting to public comments.

Step 3. Close the public comment portion of the meeting.

Step 4. Beginning with the first short list policy, the Chair asks each member to express their initial straw vote or comment on the policy. Typical discussions may include:

- Are there any modifications to the Planning Commission recommendations Board members would like to make?
- Identify areas of agreement and disagreement.
- Explore alternative wording to gain consensus.

After each member's comment and straw vote are captured, the Chair may move on to the next policy or subject the policy to discussion and deliberation between members. If necessary, the Chair may make a request to staff to revise the policy or provide additional information and continue voting on the policy to the next meeting.

Step 5. Staff will compile all the revisions and straw votes and present them to the Board as the Tentative General Plan for a final vote after completing deliberations on the Key Issues List.

Note: A straw poll or vote is nonbinding. The purpose of the straw vote is to ensure that the environmental analysis in the Draft EIR is consistent with the Board's direction. Since a straw vote is informal, the Chair does not need to call for a vote, but may simply poll the members.